

BK 7261 PG 270

**WARRANTY DEED**  
**004134**

**NO TRANSFER**  
**TAX PAID**

44-212-3

KNOW ALL MEN BY THESE PRESENTS, that **Theresa L. Roy**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **David L. Roy** of Waterville, County of Kennebec and State of Maine and **Linda M. Daunt**, of Grand Blanc, State of Michigan, as joint tenants and not as tenants in common, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said **David L. Roy** and **Linda M. Daunt**, their heirs and assigns forever, my reservation of life estate in a certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, and interest therein, in Waterville, County of Kennebec and State of Maine, and described as follows:

Unit No. 3 on the First Floor Level on the right rear of the building known as Silver Crest Condominium and consisting of a living room, storage, and closet areas, two bedrooms, bathroom, kitchen and dining area, hallway, basement storage area, outside parking stall, and related fixtures and accessories, which unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Silver Crest Condominium recorded December 27, 1977 in the Kennebec County Registry of Deeds in Book 2069, Page 265 and an Amendment to Declaration of Condominium recorded in said Registry in Book 2078, Page 60, and also as described in a certain Plan of Silver Crest Condominium recorded December 27, 1977 in the Kennebec County Registry of Deeds, File No. C-77194 thru 77198 (which Plan is certified by instrument recorded in Book 2078, Page 62) to which reference may be had for a more particular description of this property here conveyed together with a one-ninth (1/9) equal and undivided portion of common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9) equal and undivided fee in a certain parcel of said land situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Northwesterly by Silver Street; southwesterly by land formerly of George Getchell, et al; northeasterly by land formerly of H. L. Kelly, et al; southeasterly by land of Joel Foster et al; being the same real estate conveyed by George A. Phillips to Orrington C. Holway by deed dated March 25, 1890, and recorded in Kennebec County Registry of Deeds in Book 381, Page 221, to which deed reference may be had for a more particular description.

Subject to the conditions and restrictions as set forth in a deed from Cornelius B. Kelleher to Harold Dubord, dated October 27, 1890, and recorded in Kennebec County Registry of Deeds in Book 747, Page 223.

Silver Crest Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominiums and also the By-Laws of Silver Crest Condominium Associates, a Maine nonstock corporation which By-Laws are recorded in Kennebec County Registry of Deeds in Book 2069, Page 275.

For sources of title reference may be had to deed of Melvin W. Beck to Elwyn Witherill and Birdys M. Witherill as joint tenants dated April 4, 1979 and recorded in Kennebec County Registry of Deeds, Book 2195, Page 122. The said Elwyn W. Witherill died April 11, 1979 (Kennebec Probate Docket Number: 47004); Birdys M. Witherill died

*Hale & Hale*

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November 16, 1980, testate. Her Will was allowed and probated in the Kennebec Probate Court December 8, 1980 (Docket Number: 47930). By the terms of her Will, the premises were devised to Robert D. Witherill and Eleanor R. Holiday; said Robert D. Witherill conveyed his one-half interest to Eleanor R. Holiday by deed dated March 3, 1981 and recorded in said Registry, Book 2363, Page 227.

**MEANING AND INTENDING** to convey the life estate as reserved when the premises was conveyed to David L. Roy and Linda M. Daunt by Warranty Deed of Theresa L. Roy dated October 26, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6380, Page 80.

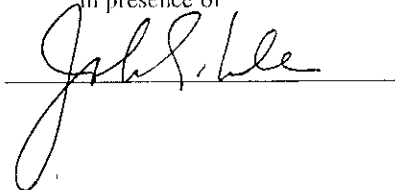
**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said **David L. Roy** and **Linda M. Daunt**, their heirs and assigns, to them and their use and behoof forever.

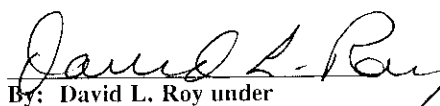
**AND** I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said **David L. Roy** and **Linda M. Daunt**, their heirs and assigns forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, the said **Theresa L. Roy** have hereunto set my hand and seal this 27<sup>th</sup> day of January, 2003.

Signed, Sealed and Delivered

in presence of





By: **David L. Roy** under  
Power of Attorney dated  
October 26, 2000


STATE OF MAINE  
Kennebec, ss.

January 27, 2003

Personally appeared the above named **David L. Roy**, as attorney-in-fact for the above-named **Theresa L. Roy** and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Theresa L. Roy.

Before me,

  
Notary Public/Attorney at Law

  
Printed Name

RECEIVED KENNEBEC SS.

2003 FEB -5 AM 9:00

ATTEST:   
REGISTER OF DEEDS